

# **Professional Office Suites**

## **8655 Morro Road**



**Perfect opportunity for:**

**Medical or dental practices**

**Professional services (legal, accounting, design)**

**Co-working or executive office rental**

**Investors seeking rental income from multiple suites**



**Investment or Owner-Rental Flexibility:**

**Perfect Opportunity for:**

**Medical or Dental Practices**

**Professional Services, (Legal, Accounting, Design)**

**Co-Working or Executive Office Rental**

**Investors seeking rental income from multiple suites**





**Key Advantages:**

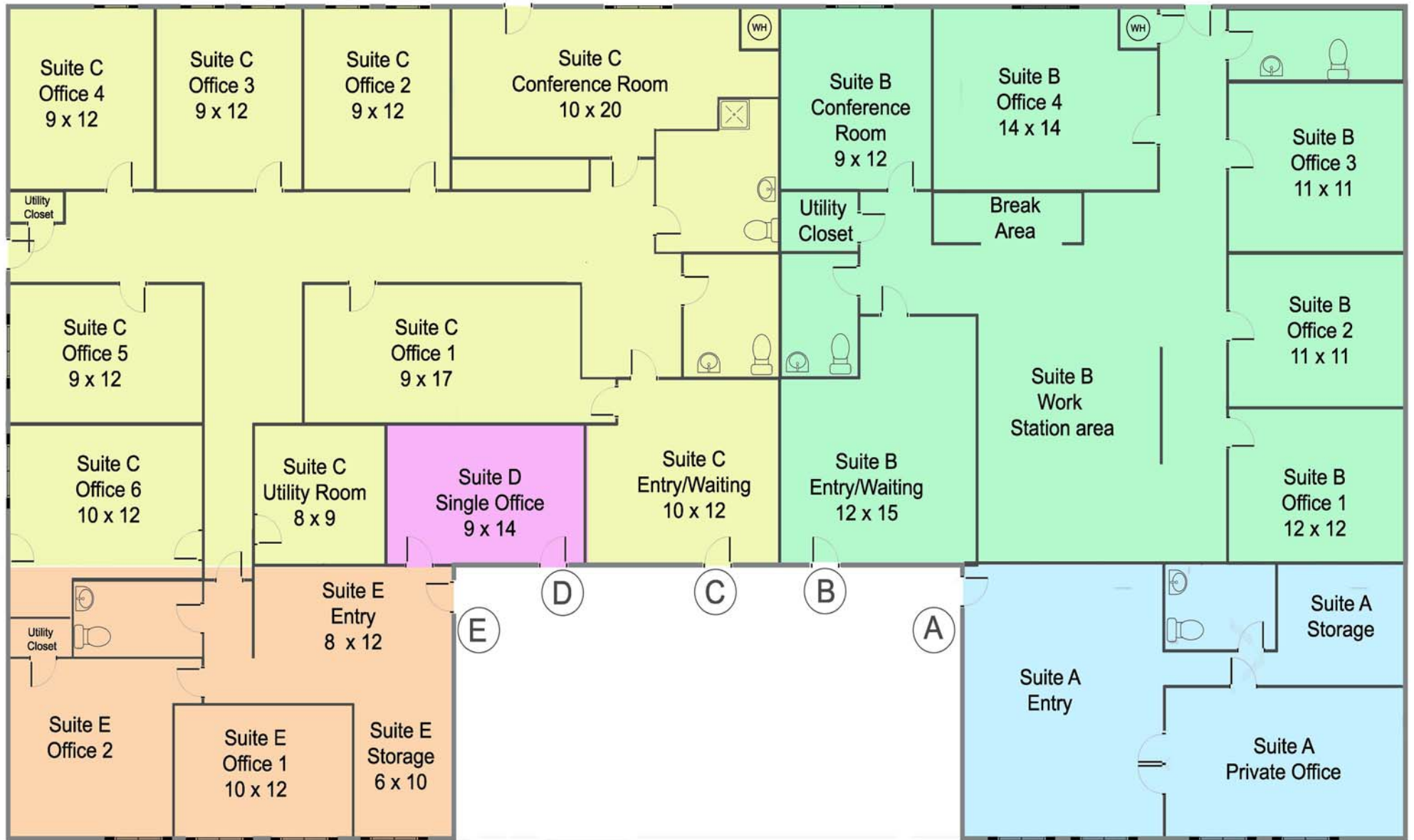
**Prime frontage and signage visibility along Morro Road**

**High traffic count and excellent access to Hwy 101**

**No HOA, no CAM fees, no landlord interference**

**Building delivered vacant – perfect for immediate occupancy or repositioning**





## FOR SALE – MEDICAL / PROFESSIONAL OFFICE BUILDING

±4,800 SF | Morro Road Corridor | Atascadero, CA

### Exceptional Owner-User or Investment Opportunity

Located along the highly visible and heavily traveled **Morro Road corridor** in Atascadero, this **approximately 4,800 SF Medical / Professional Office Building** offers outstanding flexibility and long-term value. Ideal for an **owner-user medical practice, professional firm, or multi-tenant investment**, this standalone property is **free of landlord restrictions, triple-net lease obligations, and association fees.**

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### Property Highlights

- **Building Size:** ±4,800 SF
  - **Configuration:** **Five separate suites**, each with private entrances
  - **Use:** Medical or professional offices
  - **Interior:** Non-load-bearing interior walls allow for easy reconfiguration or single-tenant conversion
  - **Parking:** Private on-site parking lot
  - **Utilities:** Each suite individually metered
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### Key Advantages

- Prominent **Morro Road frontage** with excellent **signage visibility**
  - **High traffic exposure** and easy access to **Highway 101**
  - **No HOA, CAM, or landlord restrictions**
  - Delivered **vacant and ready for immediate occupancy**
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This **highly visible medical/professional office building** provides a rare opportunity to own a flexible, move-in-ready property in one of Atascadero's most desirable business corridors.

**Call for a showing today !!**

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